

COOKHILL PARISH COUNCIL

The Minutes of Cookhill Parish Council meeting Held on Tuesday 16th September 2014 at 7.30pm Cookhill Village Hall.

Present: Councillors R Pinfield (Chairman), A Sumner (Vice-chairman), M Churchill, V Gupta, J Roberts and T Whitehead

In attendance: County Councillor Clive Holt; District Cllr Audrey Steel
Eleven members of the public were present.
Acting Clerk Gill Lungley

The Chairman asked the members of the public if there were any items that they were concerned with on the agenda and if they wished to comment before the meeting officially opened. Brief notes of the comments are appended to these minutes.

14.120 Apologies received and accepted from Cllr T Bennett

14.121 Declarations of interest

- a. Register of Interests. Councillors were reminded of the need to update their Register of Interests.
- b. Disclosable Pecuniary Interests. None disclosed.
- c. Other Disclosable Interests: Cllrs M Churchill and A Sumner declared an interest in agenda item 9a (minute no.14.128) "Consideration of funding request from Cookhill Village Hall" as members of the village hall management committee and duly withdrew from the meeting at that point. Cllr M Churchill declared an interest in item 9b and 9c (minute no.14.128) due to being married to a member of the groups seeking funding and took no part in the meeting at that point, having withdrawn for 9a.

14.122 Minutes: The minutes of the Meeting of the Council held on 12th August 2014 were approved and signed by the Chairman.

14.123 Police and Neighbourhood Watch reports:

It was reported there had been a break-in to a van recently.
The Clerk would forward by e-mail the regular Neighbourhood Watch updates to members.

14.124 Planning Matters:-

Members of the public were invited to speak on the applications notified to the Parish Council; their comments are appended in brief at the end of these minutes.

i) The following applications were considered for comment:

- a) **Application Number : W/14/01655/PN; Location :** Suntrap, Edgioake Lane, Astwood Bank, B96 6BG **Description of Proposal:** Erection of 7 detached dwellings and garages

Comment: The Parish Council recommends **REFUSAL** of this application.

This is a cross boundary application with the applicant seeking to erect seven detached dwellings and garages on land within Redditch Borough Council's administrative boundary. The new vehicular access to serve the development lies within Wychavon District Council's administrative boundary on Edgioake Lane.

The width of the proposed access is stated on the plans as 4.8metres. The double garage of Suntrap lies just inside the present access drive. There is no possibility of access for the delivery of building materials from the site of the nine houses already constructed by the applicant on the adjacent site and which has an access on to the A441 within the Redditch Borough Council boundary. Therefore lorries and plant would have to use the proposed new vehicular access for deliveries of materials to the site. The present access to Suntrap is the width of a normal household drive. Access would be difficult for lorries and parking for them on Edgioake Lane is non-existent, especially at school arrival and departure times; (Ridgeway Middle School is near to the site and attracts pupils from a wide area meaning many cars arrive twice a day and wait on this road whilst dropping off/collecting children).

If permission is granted then a condition must be to ensure all vehicles are parked on the site during building.

Ingress and egress of two vehicles at the same time would also be difficult; there is no passing space meaning if two cars meet then one will have to reverse, which will cause problems. Drivers turning into the access would not be aware of vehicles in the driveway until after turning into the drive due to the view being obstructed by the present garage. This would constitute a potential hazard to the safe movement of traffic up and down Edgioake Lane, especially during the rush hours and school arrival and departure times.

The Parish Council is aware that local residents have written letters of objection, with the owner of the property over which the access will pass claiming to have possessory title. Additionally the proposal will impact, adversely, on the setting of a Grade II listed building.

This would indicate that the applicant will not be able to install a wider access splay or increase the width of the drive, which as currently proposed is not wide enough.

Traffic speeds along Edgioake Lane are cause of concern and have been for many years. The Parish Council is keen for speed reduction measures to be taken at this site. Warning bollards have been placed on the bend which would indicate acceptance by WCC Highways that this is a site to be wary of, so it would seem illogical to install a new access way at this precise site that will see a seven-fold increase of traffic in and out during the day and night.

There are concerns about the cross-boundary issue, in that waste-bins will be collected by Wychavon DC yet the householders will be paying Council Tax to Redditch BC.

The presence of 16 additional waste bins on that corner on bin collection days is cause for concern.

It would appear that flooding has been an issue to the adjacent property and this will not be helped by the replacement of the surrounding natural water-absorbent land with tarmac and buildings.

The Parish Council would urge a site visit by the District Council's planning committee, preferably during the hours of school arrival or departure time, in order to see the state of the road at those particularly chaotic times.

- b) **Application Number : W/14/01492/CU; Location :** Oaks Barn Farm, Worcester Road, Knowle Fields, B49 5LS **Proposal :** Alterations and extension to existing ancillary building to provide holiday-let facility.

Comment: The Parish Council has no objection to this application and recommends approval subject to the condition that the building remains ancillary to the main dwelling.

- c) **Application Number : W/14/01844/PP; Location :** Greenacre, 26 The Ridgeway, Astwood Bank, B96 6LT **Proposal :** Dormer installation to existing detached garage annexe with new attached car port and balcony over external stairs to first floor

Comment: The Parish Council has no objection to this application on the condition that the building remains ancillary to the main dwelling and that a lift or other form of assisted access to the upper floor would be beneficial and a reasonable request.

- d) **Application Number : W/14/01743/PP; Location:** The White House, 24 The Ridgeway, Astwood Bank, B96 6LT **Proposal :** Single storey extension to rear and side

Comment: The Parish Council has no objection to this application; all work to be in keeping with existing property.

ii) **Reports from Wychavon Planning**

- a) **Enforcement Matters:** The Hollies, 7 Wood Lane: Report from WDC states W/14/00979/PN, the steel uprights that were erected for the purpose of constructing an agricultural building have been taken down.

- b) **Public Notices:** The notices that are posted adjacent to a planning application site will now show the date by which they can be removed meaning they no longer need to be left to wither.

14.125 Progress reports

- a) **County Cllr Holt:** had apologised for the leaving the meeting earlier.

Following Cllr Holt's suggestion, the highways liaison officer, Richard Clewer had met with the vice-Chairman and the clerk. The clerk was to write to Cllr Holt to seek support for highways works in Cladswell Lane to provide parking on the verge so that large vehicles such as the school bus and Severn Trent Water tanker can pass without having to mount the pavement.

Other highways matters included:

- A number of car accidents had been reported at the Muzzy Hill (The Saltway) junction with Mile Post Lane when drivers heading away from Cookhill were failing to take the bend and ending up in the house on the bend which is in the Redditch borough ward. R Clewer had suggested a ditch in front of the hedge, filled with gravel, may help to prevent vehicles breaching the hedge and that speed awareness signs may help on Muzzy Hill.
- There is now a WCC Local Response Team (LRT) who will visit specific areas for improvement works that are beyond the Lengthsman's remit. The LRT has been asked to side-back the pavements along the A441 and in Church Lane, and attend to the pavement on the corner of Cladswell Lane with Church Lane.

b) District Cllr A Steel: Cllr Steel provided information relating to:

- The sharing of Chief Executive with Malvern Hills District will go ahead.
- South Worcestershire Development Plan; WDC has a 5-year land supply and no sites in Cookhill have been put forward for development.
- The district's rural parishes are to be supported more effectively.
- The planning enforcement issue is being handled by WDC legal department.
- Following a question about road safety at the junction of Edgioake Lane with The Saltway Cllr A Steel agreed speak to the relevant highways officer to request a 'yellow box' to be painted on the road.

c) District Cllr Lee: was not present.

d) Chairman Cllr Pinfield:

- Severn Trent Water are to start work renewing the water mains in Astwood Bank starting 18/09/2014 and ending in December 2014 which will entail traffic lights in Edgioake Lane for the first six weeks followed by traffic lights along A441 section between The Saltway and Church Lane for the next six weeks.

e) Clerk:-

- The following issues have been reported to WCC Highways (online reporting function)
 - Japanese knotweed growing in parish near junction with Mile Post Lane, ref.6339066 Response 04-SEP-2014 Photo plan and location to Lydiate Ash for plotting and treatment
 - Damaged chevron sign, Dogbut Lane: reference no. 6317144, Response 19-AUG-2014: Works order CEN/28335 raised to undertake repairs to chevron sign
 - Turning from A422 onto A441 vegetation obstruction: reference no. 6320684 28082014 WCC side is cut as per programme. Parish could utilise Lengthsman to assist if required.
 - Lengthsman drainage concerns Dogbut Lane and Wood Lane: reference no 6339063 (passed to land drainage team)
 - Church Road pavement: ref. 6297660 (condition to be assessed on next routine visit)
 - Damaged dog-waste bin, The Saltway junction with The Ridgeway following RTA
- Meeting with Highways Liaison Engineer re Church Road pavement, Lower Cladswell Lane (grass verge), A441 weight of vehicles, Muzzy Hill/Mile Post Lane dangerous bend.
- Severn Trent tankering, Lower Cladswell Lane. This has now taken place as directed.
- Best Kept Allotment trophy purchased (Chairman's Allowance). The engraved trophy has been purchased and will be awarded at the Allotment AGM.
- Advance notice of next year's Community Games – to take place on 30th August 2015.
- Skip hire has been arranged for allotment use 3/10/2014 – 13/10/2014; and will be arranged for community/village hall use in November.
- Amendments to website have been carried out by Lansalot and changes to re-direct emails away from retired clerk's personal email account to cost £15.00 pa alongside website hosting charge of £25pa.
- Wayleave - Western Power are seeking to set up a wayleave agreement for their equipment sited on The Ridgeway at the new RHG Affordable Housing site being built on CPC land. The request has been forwarded CPC's solicitor.
- Copy was provided to 'What's On', for September 2014 issue; the error relating to the planning decision at 7 Wood Lane will be corrected in the October issue.

- The WorcsCALC Wychavon Area committee meeting 3/09/14 was addressed by WDC officers Kath Smith and Elaine Dicks talking about how to attract new members in relation to the 2015 elections and the election procedure.

Carried forward: Preparation of update to Standing Orders and Finance Regulations

Items of e-mail correspondence include:

- Notification of accident occurrences at parish boundary junction Saltway with Mile Post Lane
- St Richard's Hospice
- WDC Tour of Britain information
- Neighbourhood Watch Alerts
- Milestone Society newsletter
- WorcsCALC updates
- Rural Services Network weekly updates
- Flowering Plants Ltd (super nemos)

f) Parish Paths Warden – Barry Menheneott: Finger post at Oak Tree Lane attended to via PPW and Lengthsman; PPW has submitted an invoice for the postfix concrete.

g) Cookhill Village Hall – Cllr Sumner: The recent Race Night had raised £700 profit. There is to be a skittles evening on 04/10/14 and money is being raised for the car park fund. Both Cllr Sumner and the committee's treasurer had looked into the VAT position and agreed that registration would be unlikely to provide a benefit.

h) Lengthsman Scheme: there was uncertainty about how to dispose of arisings from hedge cutting and verge cutting etc. WCC would be asked for advice.

i) Affordable Housing Group: There was a query about the siting of the water meter; the builders are making use of the allotment's water supply and will reimburse the costs at the end of the job. The chairman had spoken to Rooftop Housing Group project manager and all building work is going well; everyone who has expressed interest and is on the list has been written to.

j) Parish Council owned playing fields: The Chairman is to meet the installers of the new swings and safety surfacing.

14.126 To consider re-siting of Gilbert-Scott telephone box to village hall car park.

This item was deferred

14.127 To agree purchase of two defibrillators and casings (total cost £3,200) to be sited at 1) SE Davis and 2) 50 The Ridgeway (RHG) funding expected to be reimbursed via S E Davis and RHG

Following discussion the Parish Council:

AGREED to purchase two defibrillators to be sited as above.

The Chairman will donate 2 green solar lights.

There is to be training in first aid and defibrillator use at Cookhill village hall on 24/10/2014. The clerk will aim to advertise this widely within the community.

Cllr A Sumner and M Churchill withdrew from the meeting.

14.128 To consider funding requests from Cookhill clubs and societies:

- Cookhill Village Hall – support for car park drainage repairs**
- Cookhill Gardening Club – projector screen for meetings at Cookhill village hall**
- Cookhill Allotment Association – weed killer knapsack sprayer**

Following discussion the Parish Council:

AGREED to purchase a weed killer knapsack sprayer (£58.99) for Cookhill Allotment Association

AGREED to purchase a projector screen to be available at the village hall for use by any club.

The request relating to village hall drainage was deferred for further information.

14.129 To receive notification of Feckenham Neighbourhood Development Plan

This was noted.

14.130 Statement of financial affairs and authorisation of payments.

- i. The monthly statement of financial affairs showing the actual funds received and spent compared to the budget, and the cheques for payment were authorized and approved by the Council.
- ii. Lloyds Bank had provided a written apology which the Council could send to affected payees.
- iii. Members agreed to continue the subscription to Clerks and Councils Direct at £84.00.

14.131 Information and items for the next agenda

Members were reminded of the defibrillator re-training on 24/10/2014.

14.132 The meeting was closed to the public on the grounds that discussion relating to staff issues was not in the public interest.

Clerk's vacancy: The Acting Clerk had circulated the completed application forms from which members agreed on a short-list of five applicants to invite for interview on 30/09/2014 and thereafter appoint.

14.133 Date of next meeting

The next Parish Council meeting will be held on Tuesday 14th October 2014 at 7.30pm at Cookhill Village Hall, committee room.

This meeting closed at 23:10hrs

Signed Chairman

Dated

Appended notes to Cookhill Parish Council minutes 16/09/2014

Contributions from members of the public in attendance

Eleven members of the public were in attendance and were invited to speak by the Chairman, upon the following topics:-

Planning application W/14/01655/PN

The Council heard objections to this application on grounds of highways safety (speeding traffic, high demand for on-road parking), affecting the setting of a grade II listed building, cross-boundary application, drainage and flooding issues.

Planning application W/14/01844/PP

The Council heard from the applicants in support of this application.

Village Hall funding request

The Council heard comments relating to the number of parish residents who use the village hall and the appropriateness of complying with the funding request.